



THE PARK AT **SAN TAN**

3075 W RAY ROAD, CHANDLER, AZ



NEWMARK



 **ROCKWOOD**

EXCLUSIVE ADVISORS

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PROPERTY HIGHLIGHTS



Tenant Amenity Lounge, “The Park”, with conference center, free wi-fi, open collaboration, gaming, & dining areas



Adjacent to 20,000 SF retail center with 5 fast casual restaurants



5-minute drive to 1.3 million SF Chandler Fashion Center Mall



Excellent access to Loop 101 Freeway via full-diamond interchange at Ray Road



20 minutes to Sky Harbor International Airport and Arizona State University



Excellent visibility along 101 freeway



Detached 4-story parking garage



Tesla super charging station on-site



ABUNDANT
WALKABLE
AMENITIES



PROMINENT
FREEWAY
LOCATION



BEST IN CLASS
CONSTRUCTION



POST COVID BUILDING FEATURES



HVAC systems maintained according to the ASHREA Standard 180-2018 provided by the CDC



Upgraded air filters to Merv 11 filters for better air flow



Daily touch point cleaner disinfecting all touch points in common areas on a 2-hour rotation



Hand sanitizing stations in all common areas and restrooms



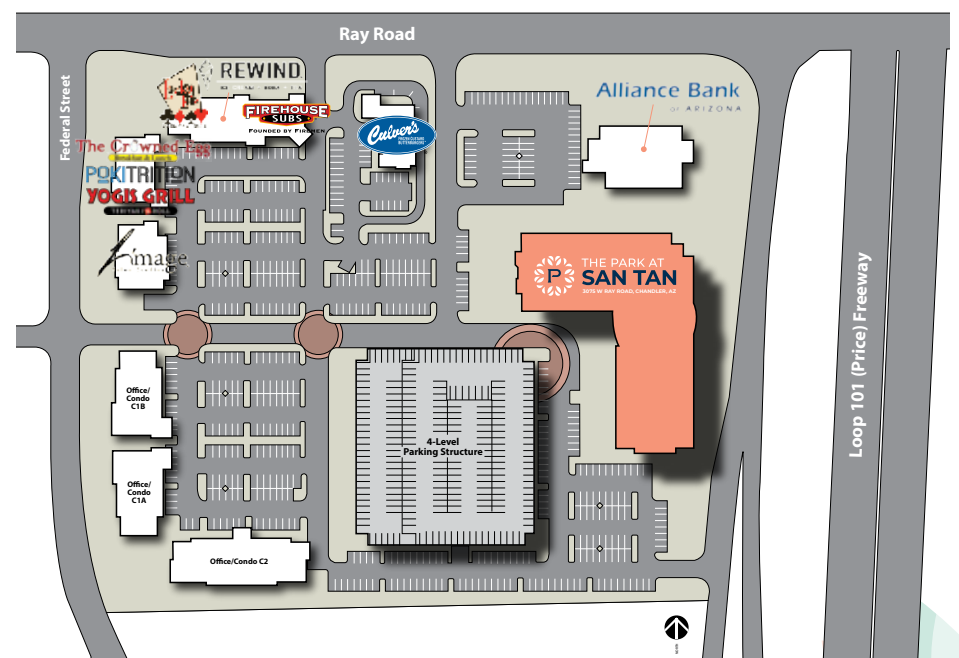
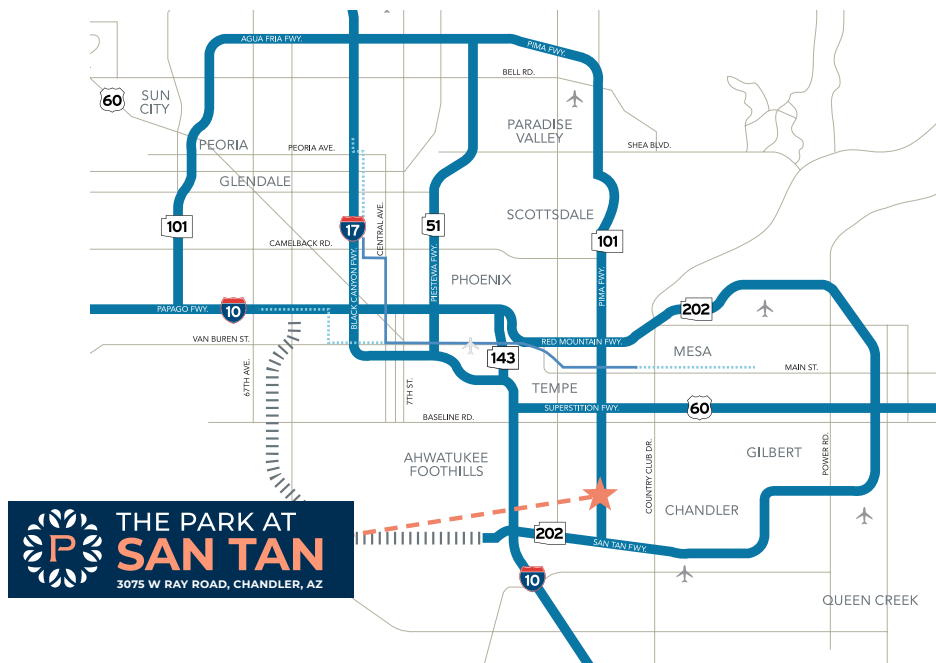
THE *Park*

LOUNGE

TENANT AMENITY FEATURES

- ◆ Conference rooms
- ◆ Comfortable collaboration area
- ◆ Public wi-fi
- ◆ Media center







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ABOUT OWNERSHIP



Since its inception in 1986, DPC has become one of the region's preeminent private commercial real estate firms. This prominence is a result of our forward-thinking acquisition strategy, our focus on quality development and treating our tenant-customers and operating partners very well. Longevity in this business comes down to relationships and results, and we have built our reputation on both.

Our disciplined operating approach allows us to thrive in most market conditions. We are proactive with development and new construction in growth markets, and strategic with acquisition and value enhancement in flat or declining economies. While we invest our own capital, we have deep experience with institutional partners and third-party management giving us the range to work on various sized projects.

DPC is actively engaged in both acquisition and development opportunities in office, industrial, retail and mixed-use projects. DPC Companies, through its affiliates, continues to be one of the most active investor and developers in the region, and the scope of our activities continues to expand.

Our goal is, and will always be, to deliver value – for our investors, for our tenant-customers and importantly, the communities in which we operate. Our business is centered across the Rocky Mountain region, and we strive to do business like a local firm in each market, with the best interests of our communities at heart. Together we are building a legacy of excellence, one project at a time.





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